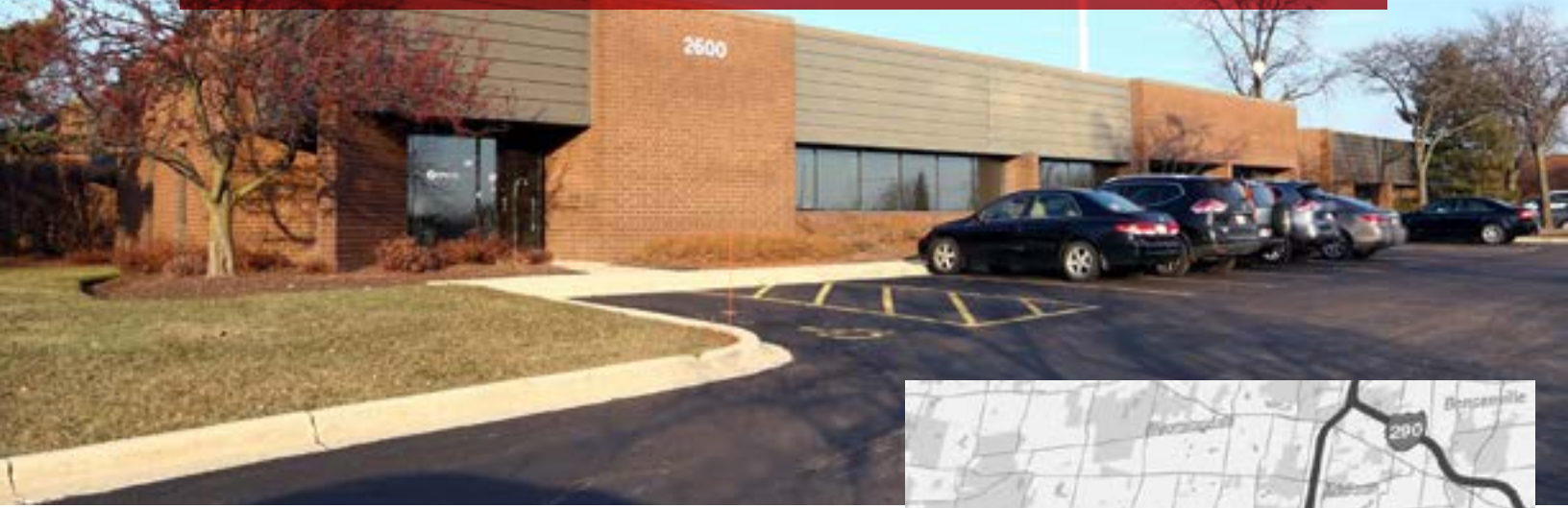


2600 WARRENVILLE ROAD

Available for Lease

DOWNERS GROVE, ILLINOIS

\$5,000 Moving Allowance Offered*



PROPERTY DETAILS

- Suite 205 - 3,570 SF | 75% office / 25% storage area
- Suite 212 - 4,077 SF | 100% office (coming available 4/1/2020)

Rental Rate: \$15.50/SF Gross

- Suite 210 - 3,251 SF | 30% office / 70% warehouse or loft office capabilities

Rental Rate: \$12.95/SF Gross

CAM: \$2.80/SF | Taxes: \$1.15/SF

- Access to the amenities at 2300 Warrenville Road which include conferencing, deli, fitness center
- Tenant controlled HVAC
- AT&T fiber and Comcast available
- Parking ratio: 3.40/1,000 SF
- Monument signage available along Warrenville Road
- Located 1/2 mile to I-88 and I-355 Ogden Avenue access

***MOVING ALLOWANCE - \$5,000 OFFERED
WITH 5 YEAR LEASE SIGNED BEFORE 3/31/2020**



Tom Gnadt

630 693 0659

tgnadt@hiffman.com

Adam Johnson

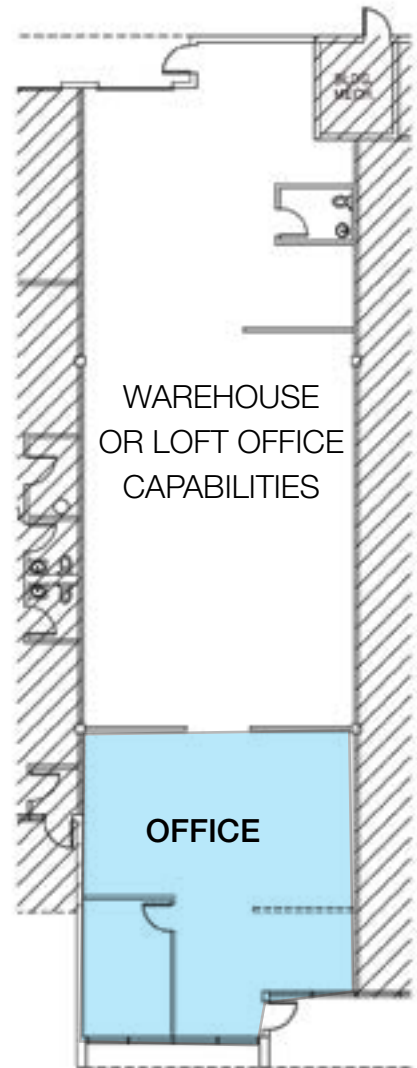
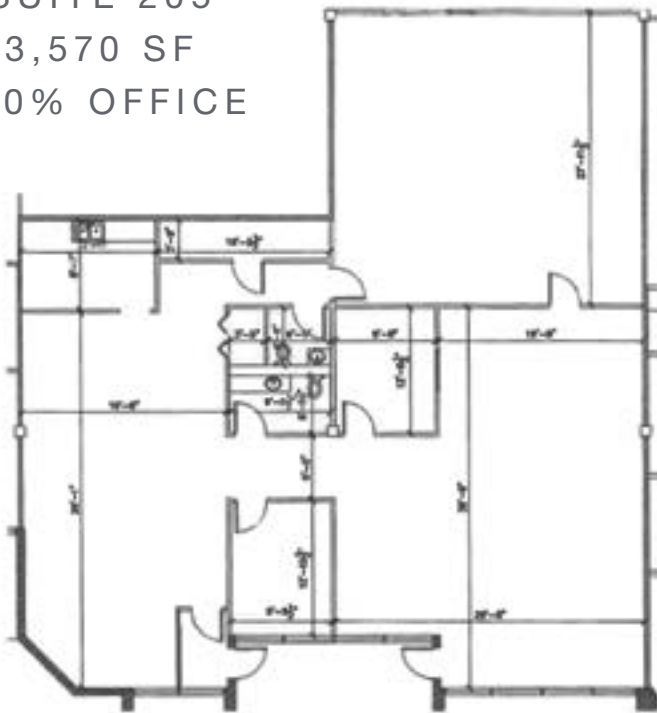
630 317 0728

ajohnson@hiffman.com

2600 WARRENVILLE ROAD, DOWNERS GROVE

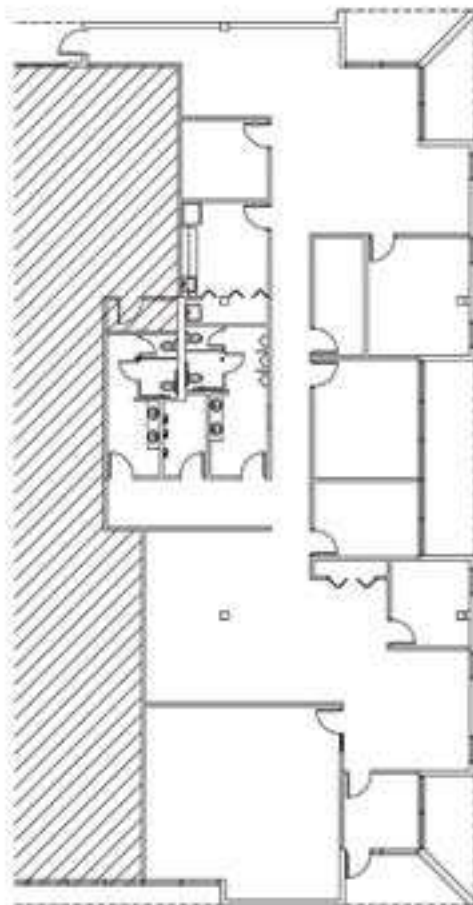
3,251 - 4,077 SF Available

SUITE 205
3,570 SF
100% OFFICE



SUITE 210
3,251 SF

SUITE 212
4,077 SF
COMING
AVAILABLE
APRIL 1, 2020



Owned & Managed by:



RE Development
Solutions